

Fill in this information to identify the case:

Debtor 1 **Henry J Smith**

Debtor 2 **Shirley Williams Smith**
(Spouse, if filing)

United States Bankruptcy Court for the: Northern District of Illinois

Case number 16-38114

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Seterus, Inc., as authorized servicer for Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Court claim no. (if known): n / a

Last 4 digits of any number you use to identify the debtor's account: XXXX7500

Date of payment change:

Must be at least 21 days after date of this notice 02/01/2017

New total payment:

Principal, interest, and escrow, if any \$ 1,563.98

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 953.05

New escrow payment: \$ 952.06

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Henry J Smith
First Name Middle Name Last Name

Case number (if known) 16-38114

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X

/s/Kinnera Bhoopal

Date January 11, 2017

Signature

Print:

Kinnera Bhoopal

Title Bankruptcy Attorney

First Name

Middle Name

Last Name

Company

McCalla Raymer Pierce LLC

Address

1 N. Dearborn St. Suite 1200

Number

Street

Chicago, IL 60602

City

State

ZIP Code

Contact phone

(312) 346-9088

Email

northerndistrict@pierceservices.com

LAURA L SMITH
C/O GERACI LAW L.L.C.
55 E MONROE ST STE 3400
CHICAGO IL 60603-5920

ESCROW ACCOUNT STATEMENT			
Analysis Date:		12/23/16	
Loan Number:			
Current Payment		New Payment Effective 02/01/17	
Principal and Interest	\$611.92	Principal and Interest*	\$611.92
Escrow	\$953.05	Escrow	\$938.20
		Escrow Shortage or Deficiency	\$13.86
Total Current Payment	\$1,564.97	Total NEW Payment*	\$1,563.98
* The principal and interest payments reflect the contractual amount due under the note, which can be modified with a mutually agreed upon payment plan. In addition, the new principal and interest payment and the total new payment may not reflect any changes due to interest rate adjustments. You will receive a separate notice for interest rate adjustments.			

NEW MORTGAGE PAYMENT NOTICE AND ESCROW ACCOUNT DISCLOSURE STATEMENT

Seterus, Inc. is the servicer of the above referenced loan. In accordance with federal guidelines, your escrow account is reviewed at least once a year to determine if sufficient funds are available to pay your taxes and/or insurance. Your escrow payment will be a minimum of the total anticipated disbursements divided by the number of scheduled installments due in the next 12 months. This payment will increase if you have a post-petition shortage and/or deficiency. This statement provides a history of actual escrow account activity and a projection of the escrow account activity for the next 12 months.

Our records indicate a petition for Bankruptcy was filed on December 2, 2016. Pursuant to that petition, we have filed a proof of claim with the Bankruptcy court. Any shortage and/or deficiency listed under the Proof of Claim section will be excluded from your future scheduled escrow payment as these amounts will be added to your pre-petition arrearage and collected in your bankruptcy plan payment.

ANTICIPATED DISBURSEMENTS February 2017 to January 2018		ESCROW ACCOUNT PROJECTIONS FOR THE NEXT 12 MONTH ESCROW CYCLE				
		Anticipated Activity				
COUNTY \$9,732.37 HAZARD INS \$1,526.00 Total Disbursements \$11,258.37		Payments to Escrow	Payments from Escrow	Description	Projected Balance	
		Beginning Balance**				\$4,797.31
		Post Petition Beg Bal*				\$4,797.31
		Date				
		02/01/2017	938.20	5,232.95-	COUNTY	502.56
		03/01/2017	938.20	0.00		1,440.76
		04/01/2017	938.20	0.00		2,378.96
Bankruptcy File Date December 2, 2016		05/01/2017	938.20	1,526.00-	HAZARD INS	1,791.16
		06/01/2017	938.20	0.00		2,729.36
Pre-Petition Escrow Shortage/Deficiency as of Analysis Date \$0.00		07/01/2017	938.20	4,499.42-	COUNTY	831.86-
		08/01/2017	938.20	0.00		106.34
		09/01/2017	938.20	0.00		1,044.54
		10/01/2017	938.20	0.00		1,982.74
		11/01/2017	938.20	0.00		2,920.94
		12/01/2017	938.20	0.00		3,859.14
		01/01/2018	938.20	0.00		4,797.34
		Total	\$11,258.40	\$11,258.37-		
*Post Petition Beg Bal = The post-petition portion of the escrow starting balance		The escrow account has a post-petition shortage and/or deficiency. A deficiency, if applicable, is the amount of negative balance in the escrow account, which can occur when funds that have been paid from the escrow account exceed the funds paid to the escrow account. An escrow shortage occurs when the escrow balance is not enough to pay the estimated items and any additional reserve deposits that need to be paid during the next 12 months. The projected beginning balance of your escrow account is \$4,797.31. Your required beginning balance according to this analysis should be \$5,629.17. This means you have a shortage and/or deficiency of \$831.86. For your convenience, we have spread this post-petition shortage and/or deficiency over the next 60 installments and included this amount in your escrow payment.				
**Beginning balance = Starting balance less any unpaid escrow disbursements						
The Real Estate Settlement Procedures Act (RESPA) allows us to collect and maintain up to 1/6 of your total disbursements in your escrow account at all times, unless prohibited by state law. This cushion covers any potential increases in your tax and/or insurance disbursements. Cushion selected by servicer: \$0.00.						

This is a statement of actual activity in your escrow account from October 2016 to January 2017. This history compares the projections from your last escrow analysis or initial disclosure and the actual activity in your account. If a prior escrow analysis was not conducted during this historical period, the projected escrow balance will be zero.

ACTUAL ESCROW ACCOUNT HISTORY							
	Payments to Escrow		Payments from Escrow		Description	Escrow Balance	
	Projected	Actual	Projected	Actual		Projected	Actual
Beginning Balance						\$1,876.37	\$985.11
Date							
10/01/16	938.20	953.05 *	0.00	0.00		2,814.57	1,938.16
11/01/16	938.20	953.05 *	0.00	0.00		3,752.77	2,891.21
12/01/16	938.20	953.05 *	0.00	0.00		4,690.97	3,844.26
01/01/17	938.20	0.00 *	0.00	0.00		5,629.17	3,844.26
Total	\$3,752.80	\$2,859.15	\$0.00	\$0.00			
* indicates a difference from a previous estimate either in the date or the amount.							
** indicates escrow payment made during a period where the loan was paid ahead.							
NOTE – This analysis was prepared in advance of the escrow payment change date. Therefore, the projected beginning balance for the next 12 months estimates that you have paid all the required scheduled installments as shown in your actual account history and that all scheduled disbursements have been made from your escrow account.							

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT. THIS NOTICE IS BEING FURNISHED FOR YOUR INFORMATION AND TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS. IF YOU RECEIVE OR HAVE RECEIVED A DISCHARGE OF THIS DEBT THAT IS NOT REAFFIRMED IN A BANKRUPTCY PROCEEDING, YOU WILL NOT BE PERSONALLY RESPONSIBLE FOR THE DEBT. **COLORADO:** SEE WWW.COLORADOATTORNEYGENERAL.GOV/CA FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT. Seterus, Inc. maintains a local office at 355 Union Boulevard, Suite 250, Lakewood, CO 80228. The office’s phone number is 888.738.5576. **NEW YORK CITY:** 1411669, 1411665, 1411662. **TENNESSEE:** This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. Seterus, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR 97005.

UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS

IN RE: HENRY J. SMITH ; **Shirley**
Williams Smith

Debtor(s),

Chapter 13

Case No. 16-38114

Judge LaShonda A. Hunt

CERTIFICATE OF SERVICE

TO: SEE ATTACHED ADDRESSES

CERTIFICATION

I, the undersigned Attorney, Certify that I served a copy of the attached Notice to the Addresses attached by depositing the same at the U.S. Mail at 1 North Dearborn, Chicago, Illinois 60602 at 5:00 P.M. on January 11, 2017, with proper postage prepaid.

/s/ Kinnera Bhoopal
Kinnera Bhoopal
ARDC# 6295897
1 N. Dearborn St. Suite 1200
Chicago, IL 60602
(312) 346-9088

**Pierce & Associates, P.C. and McCalla Raymer, LLC combined Firms to form the Firm
McCalla Raymer Pierce, LLC.**

**This is an attempt to collect a debt and any information obtained will be used for that
purpose.**

10352-100479

SERVICE LIST

To Trustee:

Marilyn O Marshall

224 South Michigan Ste 800

Chicago, IL 60604

by Electronic Notice through ECF

To Debtor:

Henry J Smith and Shirley Williams Smith

939 Destiny Dr.

Matteson, IL 60443

by U.S. Mail

To Attorney:

Jon K. Clasing

Geraci Law L.L.C.

55 E. Monroe St. Suite #3400

Chicago, IL 60603

by Electronic Notice through ECF

McCalla Raymer Pierce LLC

Attorney For: Creditor

1 N. Dearborn St. Suite 1200

Chicago, IL 60602

(312) 346-9088

File Number: 10352-100479